

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 11 August 2026 16:52:54 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/26/1377

TO:	Mid Sussex District Council - The Local Planning Authority (LPA) Planning officer: Katherine Williams
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Land At Mill Lane Sayers Common West Sussex
SUBJECT:	DM/26/1377 - Proposal for 9 new build homes. (Further highways Information received)
DATE OF SITE VISIT:	
RECOMMENDATION:	No Objection + Advice

1.1 The Local Highway Authority (LHA) previously provided a consultation response requesting further information in relation to the proposed access arrangements. The application proposes the intensification and alteration of an existing crossover access to serve the proposed development of nine dwellings. The LHA's previous response raised concerns regarding the proximity of the access to the adjacent roundabout, visibility, and the potential for vehicles to undertake right-turn manoeuvres when exiting the site.

1.2 In response, the applicant has submitted drawing **1795 3.050 Rev A – Visibility Splay Analysis**, dated July 2026. The drawing proposes that vehicles exiting the development would be restricted to a left-turn-only movement and indicates the provision of appropriate signage to reinforce this arrangement.

The drawing demonstrates visibility more than 100 metres to the east and indicates that the existing hedge line/treeline would be maintained and set back where necessary to preserve visibility.

1.3 The LHA notes that the access is near the adjacent roundabout. The submitted drawing identifies the existing crossover as approximately 13.5 metres from the roundabout. The LHA previously raised concerns regarding vehicles exiting the development and undertaking right-turn manoeuvres at this location.

The proposed left-turn-only arrangement would prevent vehicles exiting the development from undertaking this manoeuvre and therefore addresses this particular concern, whether signage alone is appropriate or whether the access geometry/highway design needs to physically reinforce the left-turn-only arrangement should consequently form part of a Section 278 agreement with WSCC to agree the detailed design and technical details.

Notwithstanding the absence of an ATC speed survey, the LHA acknowledges that vehicles approaching the access are required to decelerate for the immediately adjacent roundabout. The submitted drawing demonstrates visibility more than 100 metres in the direction of approaching traffic and proposes that vehicles exiting the development would be restricted to a left-turn-only movement. On balance, having regard to the geometry and operation of the highway at this location, the LHA does not consider that the absence of the previously requested speed survey would, in itself, warrant a highway objection.

1.4 Pedestrian Access

The LHA understands that the applicant proposes to provide a separate pedestrian connection from the development through to the existing pedestrian network/main road.

The pedestrian connection is necessary to provide future residents with a safe and suitable means of accessing the surrounding pedestrian network without reliance upon the vehicular access.

The LHA therefore recommends that the pedestrian route is secured by condition and is constructed and made available for use prior to first occupation of the development and retained thereafter.

1.5 Highway Works

Any alterations to the existing vehicular crossover and/or works required within the existing public highway, including works associated with the proposed pedestrian connection where these fall within highway land, will require the applicant to enter into an appropriate Section 278 Agreement under the Highways Act 1980 with West Sussex County Council.

The applicant is advised that planning permission does not itself give consent to undertake works within the public highway and the detailed design of any highway works will remain subject to the technical approval of the Highway Authority.

Conclusion

Following consideration of the additional information, the LHA considers that its previous concerns regarding right-turning vehicles exiting the development have been addressed through the proposal of a left-turn-only arrangement.

Subject to the access being implemented in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority, to include a left-turn-only arrangement, the pedestrian connection being secured and delivered, and all necessary works within the public highway being undertaken through the appropriate Section 278 agreement, the LHA raises **no objection** to the proposal.

Recommended Conditions

***Vehicular Access**

No part of the development shall be first occupied until the vehicular access serving the development has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority, to include a left-turn-only arrangement, visibility splays and associated

measures. The access and visibility splays shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of highway safety.

***Pedestrian Access**

No dwelling shall be first occupied until the pedestrian access connecting the development to the existing pedestrian network/main road has been constructed and made available for use in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The pedestrian connection shall thereafter be retained and maintained for its intended purpose.

Reason: To ensure safe and suitable pedestrian access is provided for future occupiers of the development and to encourage travel by sustainable modes.

***Informative – Section 278 Agreement**

The applicant is advised that any works within the public highway, including alterations to the existing access and any works associated with it and with the pedestrian connection, will require the applicant to enter into an appropriate agreement with West Sussex County Council under **Section 278 of the Highways Act 1980**.

Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
